

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL 15 GOVERNMENT CENTER URBAN RENEWAL AREA
PROJECT NO. MASS. R-35,

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Joseph A. Langone III has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 15 in the Government Center Urban Renewal Area;

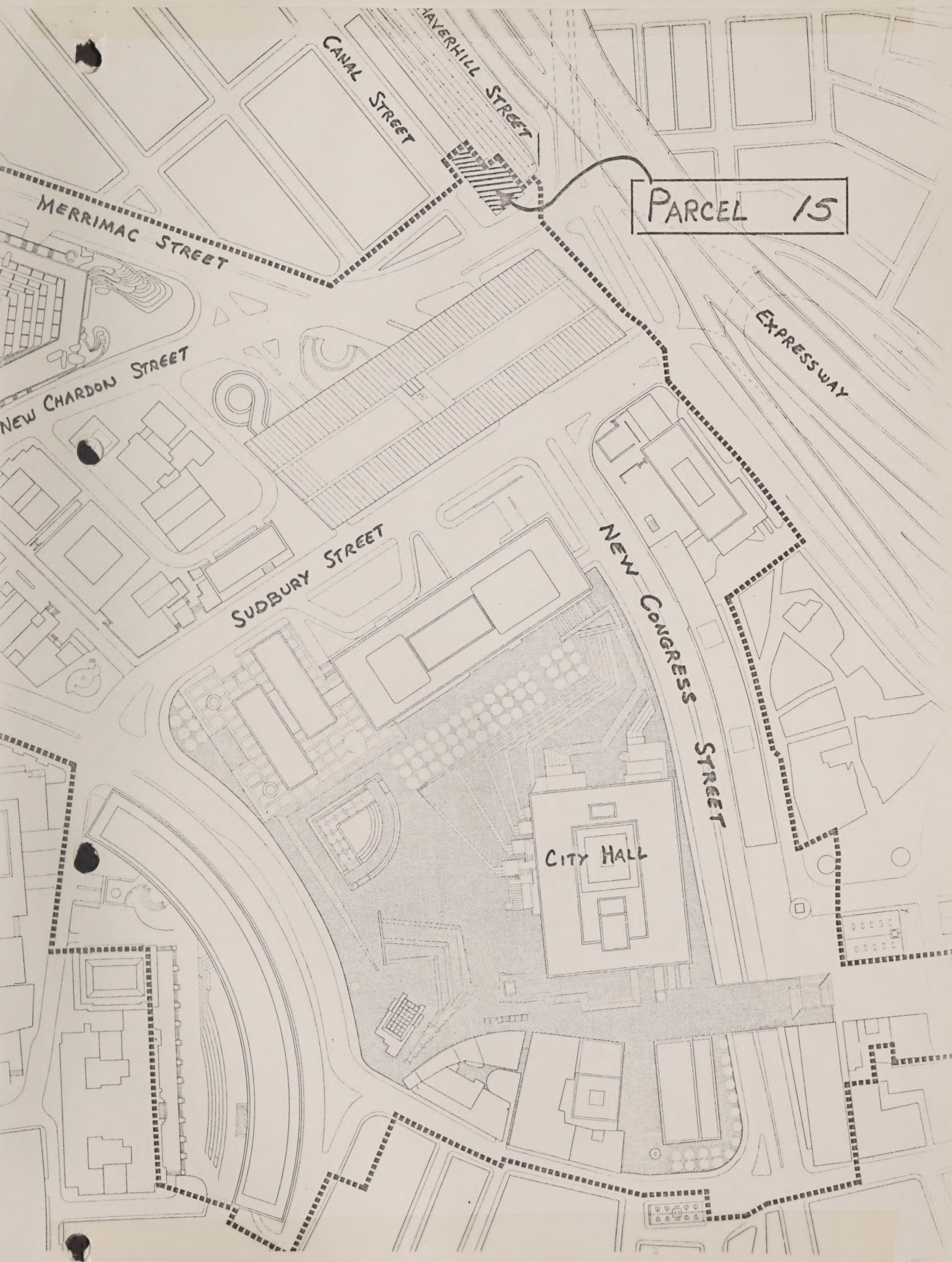
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Joseph A. Langone III be and hereby is tentatively designated as redeveloper of Disposition Parcel 15 in the Government Center Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction schedule.
 - (d) That all rent arrearages are paid in full within thirty (30) days.
2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Joseph A. Langone III as Buyer of Parcel 15.

Such agreements to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PARCEL 15

CANAL STREET

MAVERHILL STREET

MERRIMAC STREET

NEW CHARDON STREET

SUDBURY STREET

NEW CONGRESS STREET

EXPRESSWAY

CITY HALL

December 14, 1972

MEMORANDUM

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TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: GOVERNMENT CENTER PROJECT, MASS. R-35
PARCEL 15 - TENTATIVE DESIGNATION
JOSEPH A. LANGONE III

The Langone Funeral Parlor on Merrimac Street must be relocated, since the existing building lies within the path of the widening of Merrimac Street. Quite some time ago, the owner expressed a strong interest in relocating his business onto Parcel 15, which lies between Canal Street and Haymarket Square.

This parcel consists of approximately 7500 square feet of land located mostly over the existing MBTA tracks and is the site of the former Haymarket Square Relief Station.

Early plans indicate that the building will be mixed use and occupy nearly all of the site. The ground floor will consist of commercial use facing Haymarket Square with a small appropriately designed entrance to a funeral parlor on Canal Street. The second floor will consist of chapels and office space for the Langone business. Upper floors will be general office use offering approximately 6000 square feet per floor.

It is anticipated that funeral corteges will be formed in the area adjacent to the tracks in the site occupied by Haverhill Street, which has been discontinued. A portion of this street between Traverse Street and Haymarket Square will be available for this use, which will eliminate the need to form funeral processions along Canal Street.

Since this represents an appropriate solution for the relocation of this business and since Parcel 15 is available and for the most part only available for small general business use, it is recommended that Joseph A. Langone III be tentatively designated developer of Parcel 15.

An appropriate resolution follows:

